

MINUTES

RANDOLPH COUNTY PLANNING BOARD

August 5, 2003

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, August 5, 2003, in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Maxton McDowell** called to order the Randolph County Planning Board meeting at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the members: Maxton McDowell, Chairman, present; Bill Dorsett, Vice Chairman, present; Lynden Craven, present; Larry Brown, present; Phil Ridge, present; and Chris McLeod, present.
3. **Craven** made the motion, seconded by **Ridge**, to approve the minutes of the July 8, 2003, Randolph County Planning Board meeting. The motion passed unanimously.
4. **Swearing in of the Witnesses:**

"Do you swear or affirm that the information you are about to give is the truth, the whole truth, and nothing but the truth, so help you God."

5 citizens took this oath.

5. **REQUESTS FOR A SPECIAL USE PERMIT:**

- A. **RAYMOND RASH**, Climax, North Carolina, is requesting a Special Use Permit to obtain his automotive dealer's license with a 3-car display lot at his residence located on 2.43 acres at 4044 New Salem Road, Providence Township, Zoning District RA, Tax ID# 7797254877.

Rash said that he does not plan to have a car lot, but he wants to be able to go to auto auctions and purchase vehicles. **Rash** said that he would detail these cars and carry them back to the auction for sale. **Rash** said that he plans to designate an office in his existing shop. **Rash** said that there will not be a sign placed at the road (only on the building as required by NCDOT).

Tommy Hinshaw, 4080 New Salem Road, said that he is a neighbor and supports this request. **Hinshaw** asked if this would affect the property values of the neighboring properties. **Johnson** answered no. **Hinshaw** asked if **Rash** could add any other businesses on the property, and **Johnson** answered no. **Hinshaw** said that **Rash** asked the neighbors, and there was no one in opposition to this request.

Claude Hinshaw said that he is not against this request. **Hinshaw** just wanted to know if this would affect his property values. **Johnson** answered no.

Dorsett asked **Rash** what hours he would operate if he did sell cars from the property in the future. **Rash** said he would not sell cars from the property in the future. **Dorsett** asked **Rash** if he would be opposed to the Board placing a restriction allowing cars sales on the property only during daylight hours. **Rash** said he would not.

Brown made the motion, seconded by **Dorsett**, that this request be **approved** with the condition of no sales after daylight hours. The motion passed unanimously.

- B. **GARY SMITH**, Asheboro, North Carolina, is requesting a Special Use Permit to construct a 50' x 100' building for the storage of classic cars at his future residence located on 8.26 acres at 2630 George York Road, Franklinville Township, Zoning District RA, Tax ID# 7774337145. Property Owners - William & Victoria Jent.

Billie Dunning, 1730 Ashewood Drive, Real Estate Agent, said that the property is for sale and Smith plans to purchase the property and build his residence here in the future. Dunning said that Smith wants to build this structure right away and move his classic cars in it for storage. Dunning said that she didn't know if the mobile home would be moved or if it would remain. Dunning said that when she showed the property to Smith he didn't even want to see the mobile home and does not plan to live in the mobile home.

Craven asked what type of building Smith plans to build and **Dunning** answered a metal building. **Brown** asked when Smith plans to build the this structure and **Dunning** answered within the year.

There was no one present in opposition to this request.

Dorsett said that he is concerned about this building being proposed in front of the proposed home site. Dorsett said that he is also concerned that the building would be built and the house would not.

McDowell said that there is nothing that would require him to build the home. **Dorsett** said that the Board could require him to build the house before this building. **Dunning** said that Smith would remove the single-wide mobile home if the Board required it of him. Dunning said that Smith was supposed to be here tonight but he was not present.

Dorsett made the motion, seconded by **Brown**, to **deny** this request. The motion passed by a vote of 5 to 1. **McLeod** voted against the motion.

6. REQUESTS FOR PROPERTY REZONING:

- A. **MICHAEL WALKER**, Seagrove, North Carolina, is requesting that .79 acre located on Little River Road, Richland Township, be rezoned from RA to HC-CU. Tax ID# 7665610974. The proposed Conditional Use Zoning District would allow a 25' x 40' building and a 40' x 75' building to be constructed for retail sales. Property Owners - R.L. Macon heirs.

The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommend to the County Planning Board that this request be postponed until such time as County Planning Staff can work in conjunction with the Town of Seagrove and area residents to develop standards acceptable with a Scenic Corridor Overlay Zone.

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 8.1 Coordinated intergovernmental planning for land use, transportation, water and sewer, tourism promotion, scenic preservation and economic development should be encouraged.

Policy 9.1 The County should adopt special scenic corridor protection regulations when necessary and appropriate to preserve and enhance the appearance of roadways whose unique qualities and natural features merit special consideration or protection.

Walker was present and explained that he has perked the property. Walker said that the buildings would have an old-style architectural look. Walker said that he would build the structures and lease them for retail sales. Walker said that they plan for nice buffers and setbacks. **Johnson** said that other requests are expected in the future along this road. Johnson said that this is the gateway to Seagrove. Dorsett asked Walker if the town plans for this area to be commercial or commercial and residential. **Walker** said that they felt this area would go commercial. **Dorsett** said that he would like to know more details about how the town felt this area should be developed. **Walker** said that they did expect the area to be

commercial. **Dorsett** said that the area could go commercial and still retain the residential atmosphere. **McDowell** said that he felt it is important that the County work with the town on what they want this area to be in the future.

Bryant Voncannon, 274 Little River Road, asked what type of future plans were planned for the road along Little River Road. Voncannon said that this is a narrow road and additional traffic could be a problem.

Geneva Voncannon, 274 Little River Road, said that they own 25+ acres surrounding this site and they also live on this road. Voncannon said that they don't want to move and asked where they will go if the area goes commercial. Voncannon expressed concern for the elderly that live on this road. **Johnson** asked Voncannon if they would be opposed to craft/pottery type businesses that could retain the character of their community. Johnson said that standards could be set concerning architecture, etc. **Voncannon** said that they were not sure if they would be in favor of any additional commercial activities. Voncannon expressed concern of what effect this would have on their property values. **Brian Voncannon** said that he would be concerned of how this would affect their property if they decided to sell their property for industrial development.

Johnson said that the Planning Staff has looked at this request in detail and felt that there should be a study to see if there should be a business scenic corridor to try to protect the character of this area. Johnson said that he knew Walker would support this study. Johnson said that Walker is sensitive to the type of development on his property but the next developer may not be. Johnson said that Walker plans for unique architectural features and buffers and felt this should be planned for this entire area. Johnson said the Planning Staff would like time to look at this area and work with the town and the residents along Little River Road to see what type of standards should be applied. Johnson said that this type of plan would show the type of commercial uses that would be appropriate in the area and what would not. **Walker** said that he would like to put the architects to work on the property, but he would be willing to bring his plans back to the Board before construction began.

Dorsett made the motion to **postpone** this request until next month to determine how much time a study of this type would take and authorize the Planning Staff to begin working on this study. **Craven** seconded this motion and the motion passed unanimously.

- B. **DONALD SHIPWASH**, High Point, North Carolina, is requesting that 4.71 acres located on Bethel Drive, Trinity Township, be rezoned from LI/RA to LI-CU. Tax ID# 6798395423. The proposed Conditional Use Zoning District would allow a planned business development for business tenants and 3.81 acres of mini-warehouse storage units as per site plan.

The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommend to the County Planning Board that this request be approved with the condition of a Level I buffer along US Hwy 70 and along the property line behind the church.

Example of a Growth Management Policy that the Technical Review Committee found supporting this recommendation are:

Policy 3.4 Light industrial sites should be located in urbanized areas to take advantage of available services and to reduce home-to-work distances. Careful design and/or buffering shall be required to insure compatibility with surrounding areas.

Policy 3.5 Warehousing, storage and distribution facilities should have direct access to appropriate thoroughfares and should be visually buffered according to their location.

Shipwash was present and said that he plans to use the front portion of the property for multiple business tenants and mini-warehouse storage on the back portion of the property. Shipwash said there is an existing septic tank on the property. **Brown** asked if all the drives would be paved and **Shipwash** answered yes. Shipwash said there would be an on-site manager during daylight hours. Shipwash said that there would be security cameras on the property.

There was no one present in opposition to this request.

Brown made the motion, seconded by **Craven**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

- C. **ROBBIE SIKES**, Trinity, North Carolina, is request that 16.36 acres located on Mt. Gilead Church Road, Tabernacle Township, be rezoned from RA to CVOE-CU. Tax ID#'s 7715501286, 7715503955, and 7715507792. The proposed Conditional Use Zoning District would specifically allow a 16-lot residential subdivision for site-built homes only with a minimum house size of 1,200 sq. ft.

The Technical Review Committee met and found that the proposal was in compliance with standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommend to the County Planning Board that this request be approved; however, the staff has concerns about creating lots without rear property lines such as the current configuration of lots 1 thru 5.

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.

Policy 8.8 The County should seek land use decisions that continue to provide locations for affordable housing while maintaining a choice in compatible housing types in communities within the county.

Sikes was present and said that the property has been perked. **Johnson** asked about the triangular lots, and **Sikes** said that the homes would be placed close to the minimum front setback requirements.

Brown asked about his proposed restrictions, and **Sikes** said that he faxed them to the Planning Office today.

There was no one present in opposition to this request.

Brown made the motion, seconded by **Craven**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

- D. **MITCHELL MCPHERSON**, Randleman, North Carolina, is requesting that 23.17 acres located on Caudle Road, Randleman Township, be rezoned from RA to CVOE-CU. Tax ID# 7764424302. The proposed Conditional Use Zoning District would specifically allow a 22-lot residential subdivision for site-built homes only with a minimum house size of 1,400 sq. ft.

The Technical Review Committee met following the Neighborhood Information Meeting and found that the proposal was in compliance with standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommend to the County Planning Board that this request be approved.

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.

Policy 6.13 Conventional Residential Subdivisions are anticipated of similar housing characteristics to the community.

McPherson was present and explained that he has had the property perked and expects to have 21 lots when all the tests are completed. **Johnson** said that this proposed development is consistent with the neighboring residential subdivisions.

There was no one present in opposition to this request.

Craven made the motion, seconded by **McLeod**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

- E. **DONALD STRIDER**, Asheboro, North Carolina, is requesting that 46.44 acres located on Danny Bell Road, Cedar Grove Township, be rezoned from RA to CVOE-CU. Tax ID#'s 7649013465 and 7649014901. The proposed Conditional Use Zoning District would specifically allow a 17-lot residential subdivision for site-built homes only with a minimum house size of 1,200 sq. ft. Property Owners: Vera Hoover & John Callicutt, Jr.

The Technical Review Committee met and found that the proposal was in compliance with standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommend to the County Planning Board that this request be approved; however, the staff has concerns with the location of the proposed private road that could be used as an illegal access by adjoining parcel.

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.

Policy 8.8 The County should seek land use decisions that continue to provide locations for affordable housing while maintaining a choice in compatible housing types in communities within the county.

Toby Strider was present and explained that he and his father, Donald Strider, plan to develop this property. Strider said that they would like to see the house size increased to 1,300 sq. ft. (not including the garage).

There was no one present in opposition to this request.

Johnson said that several people came to the Neighborhood Information Meeting and all of their concerns have been answered.

Craven made the motion, seconded by **Ridge**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

- F. **RMH DEVELOPMENT, LLC**, Sophia, North Carolina, is requesting that 20.73 acres (out of 445 acres) located on Beeson Farm Road, Back Creek Township, be rezoned from RA to CVOE-CU. Tax ID# 7734054775. The proposed Conditional Use Zoning District would specifically allow a 19-lot residential subdivision for site-built homes only with a minimum house size of 1,600 sq. ft. Property Owner: Joyce Kasparson.

The Technical Review Committee met and found that the proposal was in compliance with standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommend to the County Planning Board that this request be approved.

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.

Policy 6.13 Conventional Residential Subdivisions are anticipated of similar housing characteristics to the community.

Phil Ridge abstained from this request due to a conflict of interest.

Luke Hollingsworth, 1922 Beckerdite Road, said that they are planning to add a no-cut buffer along all sides of the subdivision (excluding the property along Beeson Farm Road). Hollingsworth said that they plan to have the subdivision connected to Davidson Water and all driveways would be concrete.

Rick Farlow, 4110 Knollwood Drive, Archdale, represented his parents, who own the property on all sides of this request. Farlow asked the Board to consider a fence be placed around the development to prevent people from wandering onto private property. Farlow said he is not opposed to the request.

Brown made the motion, seconded by **McLeod**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

- G. **RMH DEVELOPMENT, LLC**, Sophia, North Carolina, is requesting that 33.13 acres (out of 445 acres) located on Beckerdite Road, Back Creek Township, be rezoned from RA to RLOE-CU. Tax ID# 7734054775. The proposed Conditional Use Zoning District would specifically allow a 7-lot residential subdivision for site-built homes only with a minimum house size of 1,500 sq. ft. Property Owner: Joyce Kasparson.

The Technical Review Committee met and found that the proposal was in compliance with standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommend to the County Planning Board that this request be approved.

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 2.14 The County should encourage the use of rural lot subdivision designs in those areas where it is found necessary to maximize the infiltration of precipitation to a private well water field and insure sustainable groundwater supplies.

Policy 6.23 The County should encourage the use of rural lot subdivision designs where the size of the lot allows for open space and groundwater recharge areas preserved by careful siting of the principal residence and accessory uses as noted through subdivision plat notations and related deed restrictions.

Phil Ridge abstained from this request due to a conflict of interest.

Luke Hollingsworth, 1922 Beckerdite Road, said that they plan to propose a 75' no-cut buffer along the northern property line of this development. Hollingsworth added that they also plan to increase the house size to 1,800 sq. ft.

Johnson said that these two subdivisions are setting the standard for the type of residential subdivisions to be expected in the future for this area.

There was no one present in opposition to this request.

McLeod made the motion, seconded by **Craven**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

7. The meeting adjourned at 8:20 p.m. There were 24 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**